





FOUNTAIN S Q U A R E

The Fountain Square District, and more specifically the Fountain Square Plaza retail space, is located at the northeast corner of the intersection of Fifth Street and Vine Street in Downtown Cincinnati. Fountain Square Plaza is located in proximity to the Great American Ballpark, Paul Brown Stadium, the National Underground Freedom Center, the Cincinnati Convention Center and the Aronoff Performing Arts Center.

With the direction and assistance of the City of Cincinnati, 3CDC, Downtown Cincinnati Inc., and surrounding building owners, the Fountain Square District is currently undergoing massive renovations that will include the refurbishment of the Fountain Square parking structure, the relocation of the famed Tyler Davidson Fountain to a more prominent location on the square, residential redevelopment of the former McAlpin's building and the 18 East Fourth Street building, the exterior renovation of the 580 building, and exterior improvements to the 5/3 Bank building elevations.

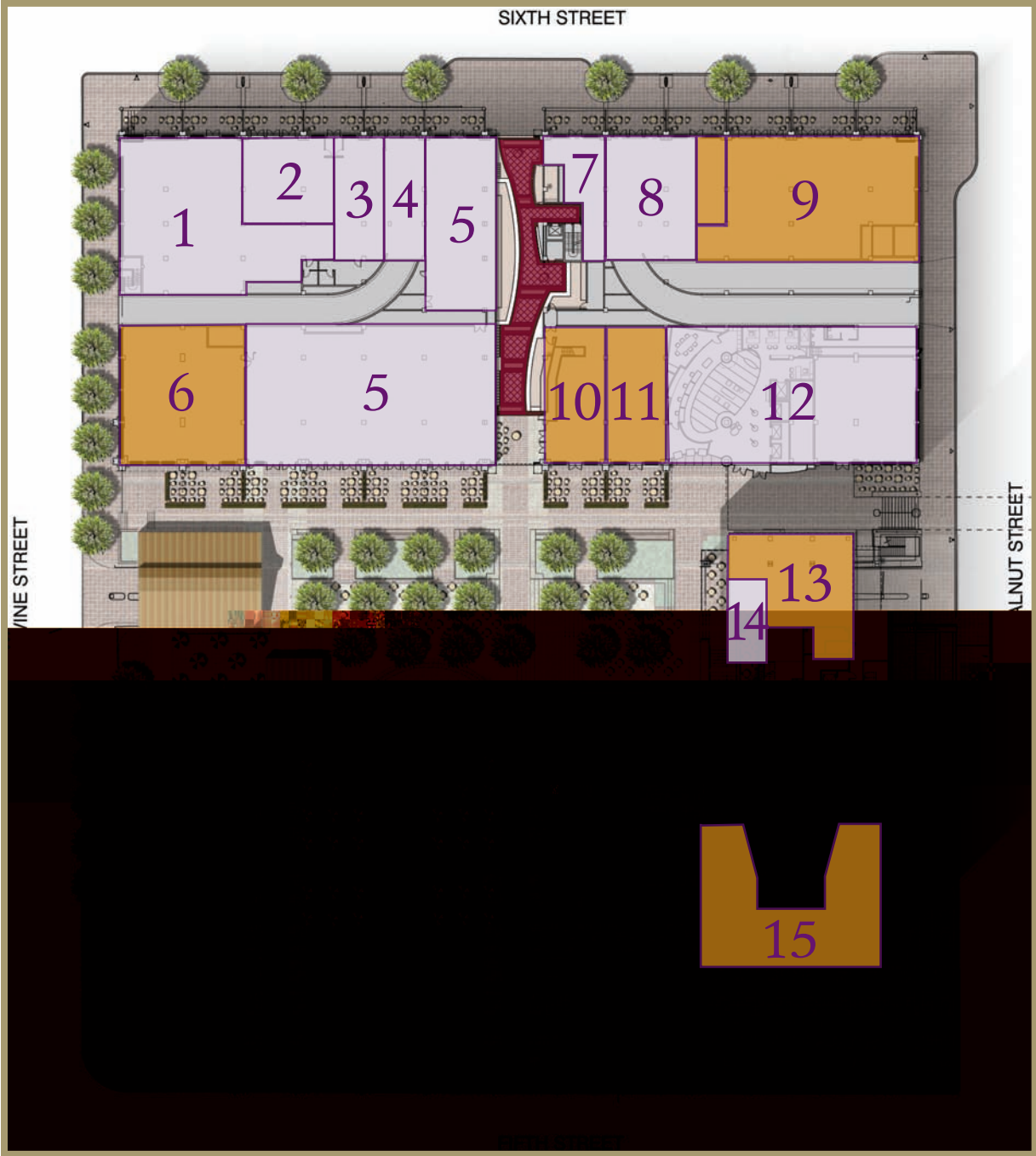
The purpose of these efforts is to reinvigorate the once famed hub of Downtown Cincinnati, with the goal to create a vibrant, park-like, retail and public gathering venue. Look for a "greener", well landscaped Fountain Square that provides easy access and parking, and that creates a reason for downtown residents, visitors and workforce to visit, dine, shop and relax at the square.

The Fountain Square Plaza retail area consists of approximately 48,000 square feet of retail space fronting along Fifth Street, Vine Street, Sixth Street and Walnut Street. Current tenants include Rock Bottom Brewery, Servati's, Jones the Florist, GNC, Arby's, Quiznos, Murray Brothers, Dunkin Donuts and Widmers Cleaners. We currently have approximately 22,000 square feet of prime retail space available.

Cincinnati's robust, diverse economy shelters the region from boom-and-bust cycles. More than 370 Fortune 500 firms have a presence in Cincinnati, and 10 have their corporate headquarters located here: The Kroger Company, Procter and Gamble (now including Gillette), Federated Department Stores (now including May Department Stores), Ashland, Fifth Third Bancorp, Cinergy, AK Steel Holding, Western & Southern Financial, Omnicare and American Financial Corporation. This diversified base has allowed Cincinnati to sustain growth despite national economic cycles (see enclosed demographic data).

Simply stated, Downtown Cincinnati is a great place to live, work, play and invest. For additional information, visit www.cbre.com/cincifountainsquare or www.cincyusa.com.

SITE PLAN



- OCCUPIED
- AVAILABLE
- PROBASCO MARKET AVAILABLE

- 1** Arby's - 5,260 SF
- 2** Quizno's - 1,620 SF
- 3** GNC - 1,523 SF
- 4** Murray Brothers - 814 SF
- 5** Rock Bottom - 14,000 SF
- 6** 3,500 SF
- 7** Jones the Florist - 1,090 SF
- 8** Servati's - 2,300 SF
- 9** 4,185 SF
- 10** 2,000 SF
- 11** 2,000 SF
- 12** Fifth Third - 5,000 SF
- 13** 1,800 SF
- 14** T Mobile - 1,700 SF
- 15** 3,500 SF

